MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141516/FO/2024
Date registered valid:	15 January 2025
Proposal:	Change of use from dwellinghouse to assisted care home for children (Class C2)
Address:	2 Queenhill Road, Manchester, M22 4HW
Ward(s):	Northenden Ward
Applicant:	Khojani iCare Solutions Ltd
Agent (if any):	Mr Fahad Patel
Case officer:	Janet Lawless Tel: 0161 234 4535 Email: janet.lawless@manchester.gov.uk
Recommendation:	Withdrawn
Date of recommendation:	11 March 2025

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit:

Standard consultations:
Printed: 22 January 2025 Expired: 12 February 2025

Neighbour notifications
Printed: 22 January 2025 Expired: 12 February 2025

Site notice
No site notice has been produced

Press advert
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

Description of development

Consultations & Notification Responses

Issues

Other Legislative Requirements
Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations
This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Withdrawn

Article 35 Declaration

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
United Utilities Water PLC
Environment Agency
High Speed Two (HS2) Limited

1E Allanson Road, Manchester, M22 4HN
1D Allanson Road, Manchester, M22 4HN
1C Allanson Road, Manchester, M22 4HN
1B Allanson Road, Manchester, M22 4HN
1A Allanson Road, Manchester, M22 4HN
9A Mill Lane, Northenden, Manchester, M22 4HJ
Flat 5, 9 Mill Lane, Northenden, Manchester, M22 4HJ
Flat 3, 9 Mill Lane, Northenden, Manchester, M22 4HJ
3 Allanson Road, Manchester, M22 4HN
11 Allanson Road, Manchester, M22 4HN
9 Mill Lane, Northenden, Manchester, M22 4HJ
Flat 6, 9 Mill Lane, Northenden, Manchester, M22 4HJ
Flat 4, 9 Mill Lane, Northenden, Manchester, M22 4HJ
Flat 2, 9 Mill Lane, Northenden, Manchester, M22 4HJ
Flat 1, 9 Mill Lane, Northenden, Manchester, M22 4HJ
6 Queenhill Road, Manchester, M22 4HW
9B Mill Lane, Northenden, Manchester, M22 4HJ
1A Queenhill Road, Manchester, M22 4HW
4 Queenhill Road, Manchester, M22 4HW
9 Allanson Road, Manchester, M22 4HN
7 Allanson Road, Manchester, M22 4HN
13 Allanson Road, Manchester, M22 4HN
5 Allanson Road, Manchester, M22 4HN

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA